HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Gatineau[1]

Date Released: Fourth Quarter 2015

Housing market intelligence you can count on

[1] Quebec part of Ottawa-Gatineau CMA

Canada

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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insights***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insights*** will be released shortly.

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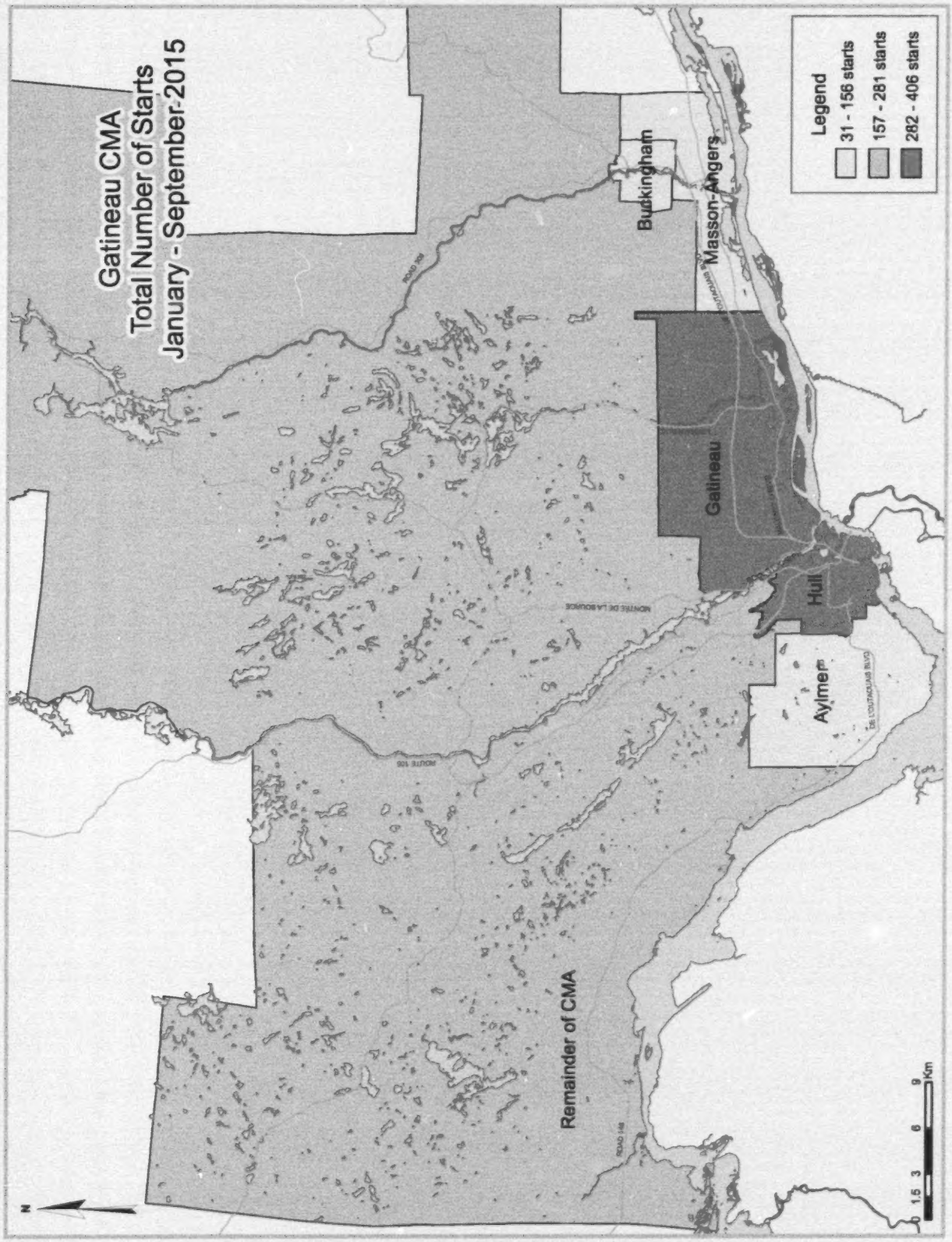
Gatineau CMA
Total Number of Starts
January - September 2015
Legend
31 - 156 starts
157 - 281 starts
282 - 406 starts
Buckingham
Masson-Angers
Gatineau
Hull
Aylmer
Remainder of CMA
N
1.5 3 6 9 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
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1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
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3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) Third Quarter 2015								
Gatineau CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2013	2014	July 2015	Aug. 2015	Sept. 2015	July 2015	Aug. 2015	Sept. 2015
Single-Detached	475	479	486	514	483	383	414	427
Multiples	1,449	1,424	2,868	732	684	1,482	1,556	1,586
Total	1,924	1,903	3,354	1,246	1,167	1,865	1,970	2,013
	Quarterly SAAR		Actual			YTD		
	2015 Q2	2015 Q3	2014 Q3	2015 Q3	% change	2014 Q3	2015 Q3	% change
Single-Detached	343	507	144	165	14.6%	340	313	-7.9%
Multiples	1,508	1,425	276	357	29.3%	1,087	923	-15.1%
Total	1,851	1,932	420	522	24.3%	1,427	1,236	-13.4%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Ottawa-Gatineau CMA (Quebec portion)
Third Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q3 2015	165	56	34	0	7	102	0	158	522
Q3 2014	144	84	40	0	23	67	0	62	420
% Change	14.6	-33.3	-15.0	n/a	-69.6	52.2	n/a	154.8	24.3
Year-to-date 2015	313	260	81	0	23	225	0	334	1,236
Year-to-date 2014	340	218	153	0	65	366	0	285	1,427
% Change	-7.9	19.3	-47.1	n/a	-64.6	-38.5	n/a	17.2	-13.4
UNDER CONSTRUCTION									
Q3 2015	207	72	73	0	7	148	0	318	825
Q3 2014	201	92	94	0	43	399	0	156	985
% Change	3.0	-21.7	-22.3	n/a	-83.7	-62.9	n/a	103.8	-16.2
COMPLETIONS									
Q3 2015	114	96	22	0	16	219	0	102	569
Q3 2014	127	86	70	0	22	130	0	89	524
% Change	-10.2	11.6	-68.6	n/a	-27.3	68.5	n/a	14.6	8.6
Year-to-date 2015	296	264	74	0	34	475	0	147	1,290
Year-to-date 2014	315	146	138	0	40	694	0	291	1,624
% Change	-6.0	80.8	-46.4	n/a	-15.0	-31.6	n/a	-49.5	-20.6
COMPLETED & NOT ABSORBED									
Q3 2015	52	107	37	0	28	230	n/a	n/a	454
Q3 2014	42	68	49	0	24	173	n/a	n/a	356
% Change	23.8	57.4	-24.5	n/a	16.7	32.9	n/a	n/a	27.5
ABSORBED									
Q3 2015	106	105	31	0	10	243	n/a	n/a	495
Q3 2014	135	89	77	0	12	177	n/a	n/a	490
% Change	-21.5	18.0	-59.7	n/a	-16.7	37.3	n/a	n/a	1.0
Year-to-date 2015	295	241	90	0	46	503	n/a	n/a	1,175
Year-to-date 2014	338	174	160	0	31	709	n/a	n/a	1,412
% Change	-12.7	38.5	-43.8	n/a	48.4	-29.1	n/a	n/a	-16.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
City of Gatineau									
Q3 2015	81	52	34	0	7	102	0	158	434
Q3 2014	42	76	38	0	23	67	0	61	307
Aylmer									
Q3 2015	22	6	34	0	7	42	0	15	126
Q3 2014	24	28	26	0	12	45	0	12	147
Hull									
Q3 2015	43	2	0	0	0	0	0	0	45
Q3 2014	3	2	0	0	0	0	0	9	14
Gatineau									
Q3 2015	12	38	0	0	0	60	0	26	136
Q3 2014	12	42	10	0	11	22	0	40	137
Buckingham									
Q3 2015	1	2	0	0	0	0	0	109	112
Q3 2014	1	4	2	0	0	0	0	0	7
Masson-Angers									
Q3 2015	3	4	0	0	0	0	0	8	15
Q3 2014	2	0	0	0	0	0	0	0	2
Rest of the CMA (Quebec portion)									
Q3 2015	84	4	0	0	0	0	0	0	88
Q3 2014	102	8	2	0	0	0	0	1	113
Ottawa-Gatineau CMA (Quebec portion)									
Q3 2015	165	56	34	0	7	102	0	158	522
Q3 2014	144	84	40	0	23	67	0	62	420

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
City of Gatineau									
Q3 2015	98	68	71	0	7	148	0	318	710
Q3 2014	64	86	90	0	43	399	0	148	830
Aylmer									
Q3 2015	30	12	54	0	7	42	0	78	223
Q3 2014	34	32	67	0	32	207	0	41	413
Hull									
Q3 2015	44	2	2	0	0	31	0	13	92
Q3 2014	7	6	13	0	0	157	0	34	217
Gatineau									
Q3 2015	19	46	15	0	0	75	0	109	264
Q3 2014	19	42	10	0	11	35	0	69	186
Buckingham									
Q3 2015	1	2	0	0	0	0	0	110	113
Q3 2014	1	6	0	0	0	0	0	3	10
Masson-Angers									
Q3 2015	4	6	0	0	0	0	0	8	18
Q3 2014	3	0	0	0	0	0	0	1	4
Rest of the CMA (Quebec portion)									
Q3 2015	109	4	2	0	0	0	0	0	115
Q3 2014	137	6	4	0	0	0	0	8	155
Ottawa-Gatineau CMA (Quebec portion)									
Q3 2015	207	72	73	0	7	148	0	318	825
Q3 2014	201	92	94	0	43	399	0	156	985

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
City of Gatineau									
Q3 2015	51	92	18	0	16	219	0	101	497
Q3 2014	63	78	68	0	22	128	0	88	447
Aylmer									
Q3 2015	17	48	12	0	16	52	0	34	179
Q3 2014	34	22	34	0	13	80	0	26	209
Hull									
Q3 2015	21	0	0	0	0	143	0	21	185
Q3 2014	5	4	4	0	9	42	0	0	64
Gatineau									
Q3 2015	9	30	6	0	0	24	0	46	115
Q3 2014	20	48	26	0	0	6	0	61	161
Buckingham									
Q3 2015	1	6	0	0	0	0	0	0	7
Q3 2014	0	4	4	0	0	0	0	0	8
Masson-Angers									
Q3 2015	3	8	0	0	0	0	0	0	11
Q3 2014	4	0	0	0	0	0	0	1	5
Rest of the CMA (Quebec portion)									
Q3 2015	63	4	4	0	0	0	0	1	72
Q3 2014	64	8	2	0	0	2	0	1	77
Ottawa-Gatineau CMA (Quebec portion)									
Q3 2015	114	96	22	0	16	219	0	102	569
Q3 2014	127	86	70	0	22	130	0	89	524

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
City of Gatineau									
Q3 2015	38	105	35	0	28	230	n/a	n/a	436
Q3 2014	40	64	49	0	24	173	n/a	n/a	350
Aylmer									
Q3 2015	9	46	28	0	28	131	n/a	n/a	242
Q3 2014	16	25	19	0	16	90	n/a	n/a	166
Hull									
Q3 2015	19	2	0	0	0	84	n/a	n/a	105
Q3 2014	10	9	6	0	8	50	n/a	n/a	83
Gatineau									
Q3 2015	6	44	7	0	0	12	n/a	n/a	69
Q3 2014	10	27	24	0	0	17	n/a	n/a	78
Buckingham									
Q3 2015	1	8	0	0	0	3	n/a	n/a	12
Q3 2014	1	3	0	0	0	16	n/a	n/a	20
Masson-Angers									
Q3 2015	3	5	0	0	0	0	n/a	n/a	8
Q3 2014	3	0	0	0	0	0	n/a	n/a	3
Rest of the CMA (Quebec portion)									
Q3 2015	14	2	2	0	0	0	n/a	n/a	18
Q3 2014	2	4	0	0	0	0	n/a	n/a	6
Ottawa-Gatineau CMA (Quebec portion)									
Q3 2015	52	107	37	0	28	230	n/a	n/a	454
Q3 2014	42	68	49	0	24	173	n/a	n/a	356

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
City of Gatineau									
Q3 2015	50	99	27	0	10	243	n/a	n/a	429
Q3 2014	73	82	75	0	12	175	n/a	n/a	417
Aylmer									
Q3 2015	22	32	14	0	10	132	n/a	n/a	210
Q3 2014	34	19	34	0	9	109	n/a	n/a	205
Hull									
Q3 2015	13	0	0	0	0	84	n/a	n/a	97
Q3 2014	11	3	2	0	3	49	n/a	n/a	68
Gatineau									
Q3 2015	11	57	13	0	0	23	n/a	n/a	104
Q3 2014	24	56	35	0	0	13	n/a	n/a	128
Buckingham									
Q3 2015	1	4	0	0	0	4	n/a	n/a	9
Q3 2014	0	4	4	0	0	4	n/a	n/a	12
Masson-Angers									
Q3 2015	3	6	0	0	0	0	n/a	n/a	9
Q3 2014	4	0	0	0	0	0	n/a	n/a	4
Rest of the CMA (Quebec portion)									
Q3 2015	56	6	4	0	0	0	n/a	n/a	66
Q3 2014	62	7	2	0	0	2	n/a	n/a	73
Ottawa-Gatineau CMA (Quebec portion)									
Q3 2015	106	105	31	0	10	243	n/a	n/a	495
Q3 2014	135	89	77	0	12	177	n/a	n/a	490

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 2: Starts by Submarket and by Dwelling Type
Third Quarter 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	% Change
City of Gatineau	81	42	52	76	39	49	262	140	434	307	41.4
Aylmer	22	24	6	28	39	38	59	57	126	147	-14.3
Hull	43	3	2	2	0	0	0	9	45	14	**
Gatineau	12	12	38	42	0	11	96	72	136	137	-0.7
Buckingham	1	1	2	4	0	0	109	2	112	7	**
Masson-Angers	3	2	4	0	0	0	8	0	15	2	**
Rest of the CMA (Quebec portion)	84	102	4	8	0	0	0	3	88	113	-22.1
Ottawa-Gatineau CMA (Quebec portion)	165	144	56	84	39	49	262	143	522	420	24.3

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
City of Gatineau	139	131	244	200	88	156	570	696	1041	1183	-12.0
Aylmer	51	68	68	66	75	110	212	303	406	547	-25.8
Hull	46	12	4	10	0	13	44	173	94	208	-54.8
Gatineau	33	41	142	112	13	33	197	210	385	396	-2.8
Buckingham	2	1	14	12	0	0	109	8	125	21	**
Masson-Angers	7	9	16	0	0	0	8	2	31	11	181.8
Rest of the CMA (Quebec portion)	174	209	16	18	0	0	5	17	195	244	-20.1
Ottawa-Gatineau CMA (Quebec portion)	313	340	260	218	88	156	575	713	1,236	1,427	-13.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014
City of Gatineau	39	49	0	0	104	79	158	61
Aylmer	39	38	0	0	44	45	15	12
Hull	0	0	0	0	0	0	0	9
Gatineau	0	11	0	0	60	32	26	40
Buckingham	0	0	0	0	0	2	109	0
Masson-Angers	0	0	0	0	0	0	8	0
Rest of the CMA (Quebec portion)	0	0	0	0	0	2	0	1
Ottawa-Gatineau CMA (Quebec portion)	39	49	0	0	104	81	158	62

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
City of Gatineau	88	156	0	0	237	422	333	274
Aylmer	75	110	0	0	130	196	82	107
Hull	0	13	0	0	31	139	13	34
Gatineau	13	33	0	0	76	85	121	125
Buckingham	0	0	0	0	0	2	109	6
Masson-Angers	0	0	0	0	0	0	8	2
Rest of the CMA (Quebec portion)	0	0	0	0	4	6	1	11
Ottawa-Gatineau CMA (Quebec portion)	88	156	0	0	241	428	334	285

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Third Quarter 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014
City of Gatineau	167	156	109	90	158	61	434	307
Aylmer	62	78	49	57	15	12	126	147
Hull	45	5	0	0	0	9	45	14
Gatineau	50	64	60	33	26	40	136	137
Buckingham	3	7	0	0	109	0	112	7
Masson-Angers	7	2	0	0	8	0	15	2
Rest of the CMA (Quebec portion)	88	112	0	0	0	1	88	113
Ottawa-Gatineau CMA (Quebec portion)	255	268	109	90	158	62	522	420

Table 2.5: Starts by Submarket and by Intended Market
January - September 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
City of Gatineau	460	478	248	431	333	274	1,041	1,183
Aylmer	175	198	149	242	82	107	406	547
Hull	50	37	31	137	13	34	94	208
Gatineau	196	219	68	52	121	125	385	396
Buckingham	16	15	0	0	109	6	125	21
Masson-Angers	23	9	0	0	8	2	31	11
Rest of the CMA (Quebec portion)	194	233	0	0	1	11	195	244
Ottawa-Gatineau CMA (Quebec portion)	654	711	248	431	334	285	1,236	1,427

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Third Quarter 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	% Change
City of Gatineau	51	63	92	78	28	66	326	240	497	447	11.2
Aylmer	17	34	48	22	28	41	86	112	179	209	-14.4
Hull	21	5	0	4	0	13	164	42	185	64	189.1
Gatineau	9	20	30	48	0	12	76	81	115	161	-28.6
Buckingham	1	0	6	4	0	0	0	4	7	8	-12.5
Masson-Angers	3	4	8	0	0	0	0	1	11	5	120.0
Rest of the CMA (Quebec portion)	63	64	4	8	0	0	5	5	72	77	-6.5
Ottawa-Gatineau CMA (Quebec portion)	114	127	96	86	28	66	331	245	569	524	8.6

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
City of Gatineau	113	124	244	132	86	118	632	1029	1075	1403	-23.4
Aylmer	50	62	80	38	76	68	331	462	537	630	-14.8
Hull	29	14	8	8	0	13	174	226	211	261	-19.2
Gatineau	28	39	130	82	10	37	127	323	295	481	-38.7
Buckingham	2	0	12	4	0	0	0	7	14	11	27.3
Masson-Angers	4	9	14	0	0	0	0	11	18	20	-10.0
Rest of the CMA (Quebec portion)	183	191	20	14	0	0	12	16	215	221	-2.7
Ottawa-Gatineau CMA (Quebec portion)	296	315	264	146	86	118	644	1,045	1,290	1,624	-20.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014
City of Gatineau	28	66	0	0	225	152	101	88
Aylmer	28	41	0	0	52	86	34	26
Hull	0	13	0	0	143	42	21	0
Gatineau	0	12	0	0	30	20	46	61
Buckingham	0	0	0	0	0	4	0	0
Masson-Angers	0	0	0	0	0	0	0	1
Rest of the CMA (Quebec portion)	0	0	0	0	4	4	1	1
Ottawa-Gatineau CMA (Quebec portion)	28	66	0	0	229	156	102	89

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
City of Gatineau	86	118	0	0	489	750	143	279
Aylmer	76	68	0	0	294	368	37	94
Hull	0	13	0	0	143	218	31	8
Gatineau	10	37	0	0	52	160	75	163
Buckingham	0	0	0	0	0	4	0	3
Masson-Angers	0	0	0	0	0	0	0	11
Rest of the CMA (Quebec portion)	0	0	0	0	8	4	4	12
Ottawa-Gatineau CMA (Quebec portion)	86	118	0	0	497	754	147	291

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Third Quarter 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014
City of Gatineau	161	209	235	150	101	88	497	447
Aylmer	77	90	68	93	34	26	179	209
Hull	21	13	143	51	21	0	185	64
Gatineau	45	94	24	6	46	61	115	161
Buckingham	7	8	0	0	0	0	7	8
Masson-Angers	11	4	0	0	0	1	11	5
Rest of the CMA (Quebec portion)	71	74	0	2	1	1	72	77
Ottawa-Gatineau CMA (Quebec portion)	232	283	235	152	102	89	569	524

Table 3.5: Completions by Submarket and by Intended Market
January - September 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
City of Gatineau	423	392	509	732	143	279	1,075	1,403
Aylmer	174	145	326	391	37	94	537	630
Hull	37	26	143	227	31	8	211	261
Gatineau	180	204	40	114	75	163	295	481
Buckingham	14	8	0	0	0	3	14	11
Masson-Angers	18	9	0	0	0	11	18	20
Rest of the CMA (Quebec portion)	211	207	0	2	4	12	215	221
Ottawa-Gatineau CMA (Quebec portion)	634	599	509	734	147	291	1,290	1,624

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Third Quarter 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Gatineau													
Q3 2015	0	0.0	3	7.1	11	26.2	11	26.2	17	40.5	42	-	454,735
Q3 2014	0	0.0	6	8.6	24	34.3	20	28.6	20	28.6	70	417,500	445,286
Year-to-date 2015	0	0.0	5	4.7	30	28.0	32	29.9	40	37.4	107	450,000	485,204
Year-to-date 2014	1	0.7	15	10.6	45	31.7	38	26.8	43	30.3	142	410,000	440,664
Aylmer													
Q3 2015	0	0.0	0	0.0	0	0.0	3	17.6	14	82.4	17	-	-
Q3 2014	0	0.0	0	0.0	7	21.9	10	31.3	15	46.9	32	-	-
Year-to-date 2015	0	0.0	1	1.9	7	13.5	13	25.0	31	59.6	52	-	-
Year-to-date 2014	0	0.0	1	1.4	17	24.3	21	30.0	31	44.3	70	-	-
Hull													
Q3 2015	0	0.0	0	0.0	6	46.2	7	53.8	0	0.0	13	-	371,320
Q3 2014	0	0.0	0	0.0	5	45.5	5	45.5	1	9.1	11	-	388,593
Year-to-date 2015	0	0.0	0	0.0	8	44.4	9	50.0	1	5.6	18	-	371,320
Year-to-date 2014	0	0.0	0	0.0	7	41.2	6	35.3	4	23.5	17	-	388,593
Gatineau													
Q3 2015	0	0.0	2	25.0	2	25.0	1	12.5	3	37.5	8	-	-
Q3 2014	0	0.0	4	17.4	10	43.5	5	21.7	4	17.4	23	-	313,391
Year-to-date 2015	0	0.0	3	9.7	12	38.7	9	29.0	7	22.6	31	-	-
Year-to-date 2014	0	0.0	9	20.5	17	38.6	10	22.7	8	18.2	44	-	313,391
Buckingham													
Q3 2015	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Q3 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	-	-
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Masson-Angers													
Q3 2015	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	-	-
Q3 2014	0	0.0	2	50.0	2	50.0	0	0.0	0	0.0	4	-	-
Year-to-date 2015	0	0.0	0	0.0	3	75.0	0	0.0	1	25.0	4	-	-
Year-to-date 2014	1	9.1	5	45.5	4	36.4	1	9.1	0	0.0	11	-	-
Rest of the CMA (Quebec portion)													
Q3 2015	1	5.6	8	44.4	4	22.2	3	16.7	2	11.1	18	-	-
Q3 2014	0	0.0	18	31.6	17	29.8	15	26.3	7	12.3	57	332,500	368,320
Year-to-date 2015	5	3.6	28	20.3	44	31.9	28	20.3	33	23.9	138	450,000	383,240
Year-to-date 2014	1	0.5	52	27.7	65	34.6	45	23.9	25	13.3	188	345,000	380,634
Ottawa-Gatineau CMA (Quebec portion)													
Q3 2015	1	1.7	11	18.3	15	25.0	14	23.3	19	31.7	60	422,500	427,594
Q3 2014	0	0.0	24	18.9	41	32.3	35	27.6	27	21.3	127	390,000	413,753
Year-to-date 2015	5	2.0	33	13.5	74	30.2	60	24.5	73	29.8	245	400,000	433,885
Year-to-date 2014	2	0.6	67	20.3	110	33.3	83	25.2	68	20.6	330	380,000	405,744

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
Third Quarter 2015

Submarket	Q3 2015	Q3 2014	% Change	YTD 2015	YTD 2014	% Change
City of Gatineau	454,735	445,286	2.1	485,204	440,664	10.1
Aylmer	-	-	n/a	-	-	n/a
Hull	371,320	388,593	-4.4	371,320	388,593	-4.4
Gatineau	-	313,391	n/a	-	313,391	n/a
Buckingham	-	-	n/a	-	-	n/a
Masson-Angers	-	-	n/a	-	-	n/a
Rest of the CMA (Quebec portion)	-	368,320	n/a	383,240	380,634	0.7
Ottawa-Gatineau CMA (Quebec portion)	427,594	413,753	3.3	433,885	405,744	6.9

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity[1] for Gatineau

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Four Quarters[3] Average Price[2] ($)	Last Four Quarters[3] Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
Q3 2015	714	1,537	2,706	255,777	11.4	248,126	11.2
Q3 2014	719	1,631	2,638	249,949	11.0	248,790	10.7
% Change	-0.7	-5.8	2.6	2.3	n/a	-0.3	n/a
YTD 2015	2,263	5,462	2,702	250,822	10.7	n/a	n/a
YTD 2014	2,177	5,418	2,514	248,603	10.4	n/a	n/a
% Change	4.0	0.8	7.5	0.9	n/a	n/a	n/a
CONDOMINIUMS*							
Q3 2015	134	359	673	177,498	15.1	182,420	17.0
Q3 2014	105	315	552	172,592	15.8	179,731	16.2
% Change	27.6	14.0	21.9	2.8	n/a	1.5	n/a
YTD 2015	376	1,158	666	181,779	15.9	n/a	n/a
YTD 2014	293	1,018	561	178,799	17.2	n/a	n/a
% Change	28.3	13.8	18.7	1.7	n/a	n/a	n/a
PLEX*							
Q3 2015	58	148	269	296,332	13.9	296,421	14.1
Q3 2014	63	121	236	298,989	11.2	284,120	11.6
% Change	-7.9	22.3	14.0	-0.9	n/a	4.3	n/a
YTD 2015	157	460	260	292,772	14.9	n/a	n/a
YTD 2014	182	439	228	285,769	11.3	n/a	n/a
% Change	-13.7	4.8	13.7	2.5	n/a	n/a	n/a
TOTAL							
Q3 2015	908	2,050	3,665	248,164	12.1	242,837	12.1
Q3 2014	888	2,074	3,437	243,116	11.6	242,207	11.5
% Change	2.3	-1.2	6.6	2.1	n/a	0.3	n/a
YTD 2015	2,800	7,098	3,642	244,535	11.7	n/a	n/a
YTD 2014	2,655	6,890	3,314	241,692	11.2	n/a	n/a
% Change	5.5	3.0	9.9	1.2	n/a	n/a	n/a

[1] Source: QFREB by the Centris® system

[2] Calculations: CMHC.

[3] Weighted average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend.

-- Data not available when there are fewer than 30 sales.

n/a Not applicable.

* Refer to Centris® for the definitions.

** Observed change greater than 100%.

Table 6: Economic Indicators
Third Quarter 2015

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2007=100	CPI, 2002 =100 (Quebec)	Ottawa-Gatineau CMA (Quebec portion) Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	115.3	121.7	174.8	6.7	69.6	951
	February	595	3.14	5.24	115.4	122.6	175.0	6.5	69.5	965
	March	581	3.14	4.99	115.3	122.9	175.6	6.6	69.8	982
	April	570	3.14	4.79	115.1	123.4	174.6	6.7	69.4	988
	May	570	3.14	4.79	114.9	123.8	174.3	6.8	69.3	988
	June	570	3.14	4.79	114.8	123.9	173.6	6.8	68.9	989
	July	570	3.14	4.79	114.6	123.7	172.9	7.1	68.8	988
	August	570	3.14	4.79	114.7	123.8	172.9	7.4	69.0	981
	September	570	3.14	4.79	114.6	123.9	172.2	7.6	68.8	961
	October	570	3.14	4.79	114.4	124.3	172.0	7.3	68.4	945
	November	570	3.14	4.79	114.3	123.8	171.5	7.0	68.0	935
	December	570	3.14	4.79	114.1	122.8	171.8	7.1	68.1	937
2015	January	570	3.14	4.79	113.8	122.6	173	7.6	68.7	943
	February	567	2.89	4.74	113.8	123.9	173.8	7.8	69.4	944
	March	567	2.89	4.74	113.7	124.7	174.4	7.7	69.4	950
	April	561	2.89	4.64	113.6	124.7	174.7	7.7	69.6	946
	May	561	2.89	4.64	113.6	125.3	175.8	7.8	70.0	944
	June	561	2.89	4.64	113.6	125.2	177.3	7.7	70.5	931
	July	561	2.89	4.64	113.6	125.3	180.0	7.3	71.3	933
	August	561	2.89	4.64	113.6	125.2	182.4	6.8	71.8	936
	September	561	2.89	4.64		125.1	184.6	6.7	72.6	947
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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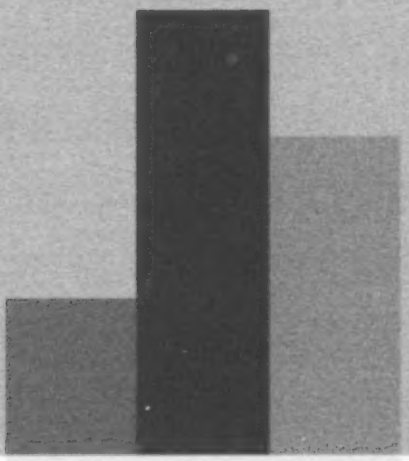

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